

**PLANNING BOARD
BOROUGH OF RUMSON
December 7, 2020
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with meeting number **824 0392 0418** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open **<https://us02web.zoom.us/j/82403920418>**

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 824 0392 0418**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

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Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the November 9, 2020 meeting.

1. Resolutions:

N.J.A.C.5:39-14 (h) REMOTE MEETING PROTOCOL REGULATIONS

Allan Sockol, Minor Subdivision approval for the property located at 139 Bingham Avenue. The property is located on the east side of Bingham Avenue, approximately 760 feet south of Ridge Road and is a 6.2 acre irregular shaped tract with two separate frontages on Bingham Avenue of 190.56 feet and 40 feet respectively. Lot 13 contains the existing dwelling, pool, pool house, detached garage, tennis court and walkways that are proposed to remain. The approval is for the subdivision of the tract into two (2) single-family building lots. Proposed Lot 13.01 is a 191,675.3 square feet (4.4 acres) flag shaped lot which contains the existing dwelling and accessory structures and has 40 feet of frontage on Bingham Avenue. Proposed Lot 13.02 is a rectangular shaped lot that consists of 78,408 square feet (1.8 acres) and 190.56 of frontage on Bingham Avenue, which contains a portion of the existing driveway to Lot 13.01 and a single-family dwelling is proposed on this lot. Utility and access easements are proposed on Lot 13.02 in the location of the existing driveway to provide access to Lot 13.01. The property is located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 95, Lot 13.

Rumson-Fair Haven Regional High School, capital review for Phase Three of the RFH Referendum includes three areas of work:

1. The conversion of the existing graphics arts lab to a Girls Physical Education locker room to include direct access to the gymnasium, bathrooms and increased locker space
2. Modernize the science classrooms in the 500 wing with updated casework, lighting, flooring and ceilings, to better suit a learning environment.
3. Turf the upper field, creating a softball field and practice facility. The baseball and hockey field will also be turfed. All appropriate fencing, striping, safety netting, subgrade preparation and drainage will be improved on both fields.

The property is located at 74 Ridge Road in the POS-Zone (Public Facilities and Open Space) shown on the Borough of Rumson Tax Map as Block 58, Lot 1.

2. Housing Plan Element and Fair Share Plan of the Borough Master Plan.

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3. Consistency Review Proposed Ordinance Amendments Chapter XXII Development Regulations.

- Amend the Development Code of the Borough of Rumson (Fees, Cell Communications, Electric Signage).
- Create the Faith Institution Inclusionary Overlay District.
- Create the Residential Overlay Inclusionary District -2.
- Create the Residential Overlay Inclusionary District -4
- Create the Residential Overlay Inclusionary District -5.
- Mixed-Use and Multi-Family Overlay Option in the GB, NB and POB Zone Districts.
- Create a Residential Zone also known as the Rumson Road Housing Zone District (RR).
- Create a Residential Housing Zone known as Bingham Avenue Housing Zone District (BA).
- Amend the Development Code of the Borough of Rumson (New Affordable Housing Zones, Zoning Map, Remove Old Affordable Housing Language).
- Create the AH-1 Carton Street Affordable Housing Zone.
- Affordable Housing Development.

4. Executive Session (if necessary).

5. Adjournment.